



**STATE OF MISSISSIPPI  
TATE REEVES  
GOVERNOR  
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**

April 28, 2022

Mr. Nelson W. Carr  
Blessed Investments Team, LLC  
P.O. Box 2353  
Gulfport, Mississippi 39505

Dear Mr. Carr:

Re: Blessed Investments Team, LLC  
Camp Wilkes Road Subdivision  
Harrison County  
COE No. SAM201900417MJF  
WQC No. WQC2019068

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Office of Pollution Control (OPC) issues this Certification, after public notice and opportunity for public hearing, to Blessed Investments Team, LLC – Anchors Landing Subdivision, an applicant for a Federal License or permit to conduct the following activity:

Blessed Investments Team, LLC – Anchors Landing Subdivision: Development of a single-family residential subdivision. There will be permanent impacts to 11.07 acres of jurisdictional wetland for the construction of Anchors Landing Subdivision. The subdivision will consist of 70 residential home lots on a 19.5-acre site. The 19.5-acre site contains approximately 13.6 acres of forested wetlands. The proposed project would avoid 2.53 acres of jurisdictional wetlands. The project site is currently composed of all forested wetland/upland complex and an upland maintained grassland area that was a former home site. The project drains into and off the property by sheet flow from adjacent properties and drainage features into Biloxi Back Bay. The project is bordered by additional forested lands and Popp's Ferry Road to the north, Camp Wilkes Road to the west, Brasher Road to the south, and a line of single-family residence on the west side of Tee Street. The proposed project would consist of culverted road crossings and streets, house pads and driveways, and utilities. Mitigation will be accomplished through the purchasing of mitigation credits from an approved mitigation bank. The site is located in Biloxi, Jackson County, Mississippi [SAM201900417MJF, WQC2019068].

The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. The development shall be required to connect to an MDEQ Office of Pollution Control approved wastewater collection and treatment system. (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
2. All fill material and excavation areas shall have side slopes of at least 3:1 (horizontal: vertical) and shall be immediately seeded, stabilized, and maintained. (11 Miss. Admin. Code Pt. 6, R.1.1.1.B.)
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the event of any BMP failure, corrective actions shall be taken immediately. (11 Miss. Admin Code Pt. 6, R. 1.1.1.B.)
4. For projects greater than five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall obtain the necessary coverage under the State of Mississippi's Large Construction Storm Water General NPDES Permit. For projects greater than one, to less the five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall follow the conditions and limitations of the State of Mississippi's Small Construction Storm Water General NPDES Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
5. The Post Construction Water Quality Plan dated February 10, 2022 with revisions submitted on April 8, 2022 by Heinrich & Associates, shall be implemented concurrent with project construction and maintained as proposed. (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (9))
6. Mitigation for the impacts of 11.07 acres of wetlands shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and should be based upon that required for impacting 11.07 acres of wetlands. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland or stream areas. (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))

7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (11 Miss. Admin. Code Pt. 6, R. 2.2.A.)
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

The Office of Pollution Control also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If you have any questions, please contact Carrie Barefoot.

Sincerely,



Krystal Rudolph, P.E., BCEE  
Chief, Environmental Permits Division

KR: chb

cc: Ms. Maryellen Farmer, U.S. Army Corps of Engineers, Mobile District  
Mr. Greg Christodoulou, Department of Marine Resources  
Mr. Paul Necaise, U.S. Fish and Wildlife Service  
Mr. Bill Ainslie, Environmental Protection Agency  
Mr. Mitch Tinsley, Ecological Asset Management, LLC  
Mr. Bobby Heinrich, Heinrich & Associates